



# ***CITY COUNCIL AGENDA REPORT***

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**MEETING DATE: JULY 18, 2006**

**ITEM NUMBER:**

**SUBJECT: REZONE PETITION R-06-01 AND SPECIFIC PLAN SP-06-03 AMENDMENT TO THE 19 WEST URBAN PLAN FOR PROPERTIES LOCATED AT 2115, 2121, 2131, 2139, AND 2145 PLACENTIA AVENUE AND 811 AND 817 VICTORIA STREET**

**DATE: JULY 3, 2006**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: REBECCA ROBBINS, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER  
(714) 754-5609**

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## **RECOMMENDATION**

Pursuant to the Planning Commission's recommendation:

1. Approve addendum to IS/MND for the Westside Urban Plans and 19 West Urban Plan Amendment SP-06-03, by adopting the attached Resolution.
2. Give first reading to Ordinance adopting Rezone Petition R-06-01.

## **BACKGROUND**

On April 4, 2006, City Council adopted the Westside Urban Plans to allow new mixed-use and residential ownership development opportunities. The 19 West Urban Plan is one of these three development incentive plans which provides guidance to property owners and developers for revitalization of the Westside. An initial study/mitigated negative declaration for the Westside Urban Plans was also adopted and circulated through the State Clearinghouse (SCH#2006021045).

Concurrently with the adoption of these plans, the City Council also directed staff to initiate the process of expanding the 19 West Mixed-Use Overlay District to include seven parcels located at the southwesterly area of Victoria Street and Placentia Avenue. (See Council meeting minutes, Attachment 5). This would allow these properties to be developed as mixed-use development (horizontal/vertical mixed-use or live/work lofts) pursuant to an approved master plan.

On June 26, 2006, Planning Commission recommended adoption of the proposed project amending the Specific Plan and Zoning Map to include these seven parcels into the 19

West Mixed-Use Overlay District. Please refer to the Planning Commission report for detailed information. (Planning Commission Meeting Minutes, Attachment 4)

## **ANALYSIS**

### ***Project Location***

The project area for the 19 West Urban Plan is generally bound by Victoria Street (north) and Placentia Avenue (east). The 19 West Urban Plan area contains 103 acres and is proposed to be amended to include the following seven parcels: 2115, 2121, 2131, 2139, and 2145 Placentia Avenue and 811 and 817 Victoria Street (3.3 acres). Attachment 1 is a vicinity map of project area.

### ***Proposed Project***

The proposed project includes a City-initiated Mixed-Use Overlay District and Westside Urban Plans requiring the following discretionary approvals:

1. Rezone R-06-01 Mixed-Use Overlay Zoning District: An Ordinance of the City Council of the City of Costa Mesa, California amending the Zoning Map to include seven parcels at the southwesterly area of Victoria Street and Placentia Avenue into the 19 West Mixed-Use Overlay District.
2. Specific Plan Amendment SP-06-03 to the 19 West Urban Plan: Amendment to the 19 West Urban Plan (SP-05-07) to include the seven parcels at the southwesterly area of Victoria Street and Placentia Avenue.

The inclusion of these seven parcels would not change the overall projected development scenario for the Westside Urban Plans for two primary reasons: (1) the subject area represents less than 0.5 percent of the 19 West Mixed-use Overlay District and (2) these properties were originally included for environmental analysis purposes in the greater project study area. For land use and traffic projections, the City of Costa Mesa 2000 General Plan aggregates existing and future land use data by traffic analysis zones (TAZs). The land use data contained in the TAZ is the basis for environmental analyses (e.g. traffic study, air quality study, noise study).

In this case, the seven parcels are located with TAZ 117. The land use data in TAZ 117 originally had been aggregated to the larger project study area for environmental analysis purposes. This allowed a comprehensive analysis of the different plan areas in the environmental document for the Westside Urban Plans.

## **ALTERNATIVES CONSIDERED**

City Council has the following alternatives for consideration:

1. Approve rezone petition and amendment to 19 West Urban Plan. The approval of the proposed project would add the seven subject parcels into

the 19 West Mixed-use Overlay District. This action would provide development incentives for continued revitalization of the 19 West Urban Plan area into mixed-use development, including live/work lofts, for that area.

2. Deny rezone petition and amendment to 19 West Urban Plan. If the proposed project were denied, the development incentives of the 19 West Urban Plan would not apply to these properties. Developers proposing a mixed-use development will need to apply for a rezone to a Planned Development Commercial (PDC) or Planned Development Residential (PDR) zone, and comply with the development standards of the appropriate zone. Live/work units would still not be allowed since the Zoning Code does not allow live/work uses in the planned development zones.

### **FISCAL REVIEW**

Fiscal review is not required for this item.

### **LEGAL REVIEW**

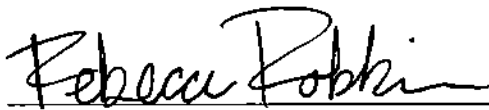
The City Attorney's office has approved the attached resolution as to form.

### **ENVIRONMENTAL REVIEW**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA guidelines, and the City's environmental procedures, the City has prepared an Addendum to the adopted Initial Study/Mitigated Negative Declaration for the Westside Urban Plans. As required by Section 15064 of the CEQA Guidelines, the purpose of the Addendum is to provide information on whether the amended project area will have any new significant environmental effects or substantially increase the severity of previously identified effects on the environment. Given that no new significant effects are identified, no new mitigation measures are proposed. The Addendum is provided as Exhibit "C" of the attached resolution.

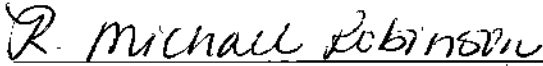
### **CONCLUSION**

Pursuant to City Council direction, staff has prepared the necessary documentation to amend the boundaries of the 19 West Mixed-use Overlay District to include seven additional parcels. The inclusion of these parcels into the mixed-use overlay zoning district would allow mixed-use development or live/work development with an approved master plan. The approval of the proposed project does not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.



REBECCA ROBBINS

Assistant Planner



R. MICHAEL ROBINSON, AICP *by ruc*

Asst. Development Services Director



DONALD D. LAMM, AICP

Deputy City Mgr. – Dev. Svs. Director

Attachments:

1. Vicinity Map
2. Draft Resolution for 19 West Urban Plan
  - Exhibit "A" – Property Locations and Zoning District
  - Exhibit "B" – Amended 19 West Urban Plan pages
  - Exhibit "C" – Addendum to Initial Study/Mitigated Negative Declaration
3. Draft Ordinance for Rezone Petition
  - Exhibit "A" – Property Locations and Zoning District
4. Planning Commission Resolution, Minutes, and Staff Report from June 26, 2006
5. Council meeting minutes from April 18, 2006

cc: City Manager  
Asst. City Manager  
City Attorney  
Public Services Director  
Administrative Services Director  
Peter Naghavi, Transportation Svs. Mgr.  
Raja Sethuraman, Associate Engineer  
City Clerk  
Staff (4)  
File (2)

Property Owner  
2121 Placentia Ave.  
Costa Mesa, CA 92627

Pacific Diversified Invtrs 4  
556 E Thelborn St.  
Covina, CA 91723

ZWC Properties LLC  
2131 Placentia Ave.  
Costa Mesa, CA 92627

Joseph C Ingardia  
2120 Placentia Ave.  
Costa Mesa, CA 92627

Hrachia Bakardzian  
25561 Rapid Falls Rd.  
Laguna Hills, CA 92653

American Blacktop Inc.  
54 Beacon Bay  
Newport Beach, CA 92660

Eight-Seventeen Apt  
2600 S. Yale St.  
Santa Ana, CA 92704

## **Attachment 1**

### **Vicinity Map**

### Legend

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## **Attachment 2**

### **Resolution for 19 West Urban Plan**



**RESOLUTION NO. -06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA ADOPTING REZONE PETITION R-06-01 AND ADOPTING SPECIFIC PLAN AMENDMENT SP-06-03 TO ADD SEVEN PARCELS LOCATED AT 2115, 2121, 2131, 2139, AND 2145 PLACENTIA AVENUE AND 811 AND 817 VICTORIA STREET TO THE 19 WEST MIXED-USE OVERLAY DISTRICT.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the proposed project involves the following: (1) Rezone Petition R-06-01 to apply the 19 West Mixed-use Overlay Zoning District on the Zoning Map to seven parcels located at 2115, 2121, 2131, 2139, and 2145 Placentia Avenue and 811 and 817 Victoria Street; (2) Specific Plan Amendment SP-06-03 to the 19 West Urban Plan to amend the mixed-use overlay map exhibits to include these additional seven parcels and make all related technical text changes to the Urban Plan document.

WHEREAS, on April 4, 2006, the City Council adopted Resolution 06-33 approving the 19 West Urban Plan and the Initial Study/Mitigated Negative Declaration for the Westside Urban Plans which includes the 19 West Urban Plan area (SCH# 2006021045)

WHEREAS, a public hearing was held on June 26, 2006 by the Planning Commission, with all persons having been given the opportunity to be heard both for and against the proposed amended project area;

WHEREAS, the environmental review for the proposed project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an addendum to the IS/MND was prepared. Specifically, the evidence in the record as a whole indicates that the additional seven parcels would not result in any new significant effects than previously identified, and the proposed project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, according to the Addendum of the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed amended project area could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of Specific Plan Amendment SP-06-03 to the 19 West Urban Plan by adopting Resolution PC-06-40;

WHEREAS, the City Council deems it to be in the best interest of the City that said amendment to the 19 West Urban Plan to include seven additional parcels be adopted;

BE IT RESOLVED that the Costa Mesa City Council hereby approves: (1) Addendum to IS/MND for the Westside Urban Plans Exhibit "C", (2) Rezone Petition R-06-01 adding the seven subject parcels to the 19 West Mixed-Use Overlay District as shown in Exhibit "A", and (3) Specific Plan Amendment SP-06-03 to the 19 West Urban Plan as shown in Exhibit "B."

BE IT FURTHER RESOLVED that the provisions of the Specific Plan Amendment SP-06-03 to the 19 West Urban Plan will become effective upon the effective date of the Rezone Petition R-06-01.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.**

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Mayor, City of Costa Mesa

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss.  
CITY OF COSTA MESA )

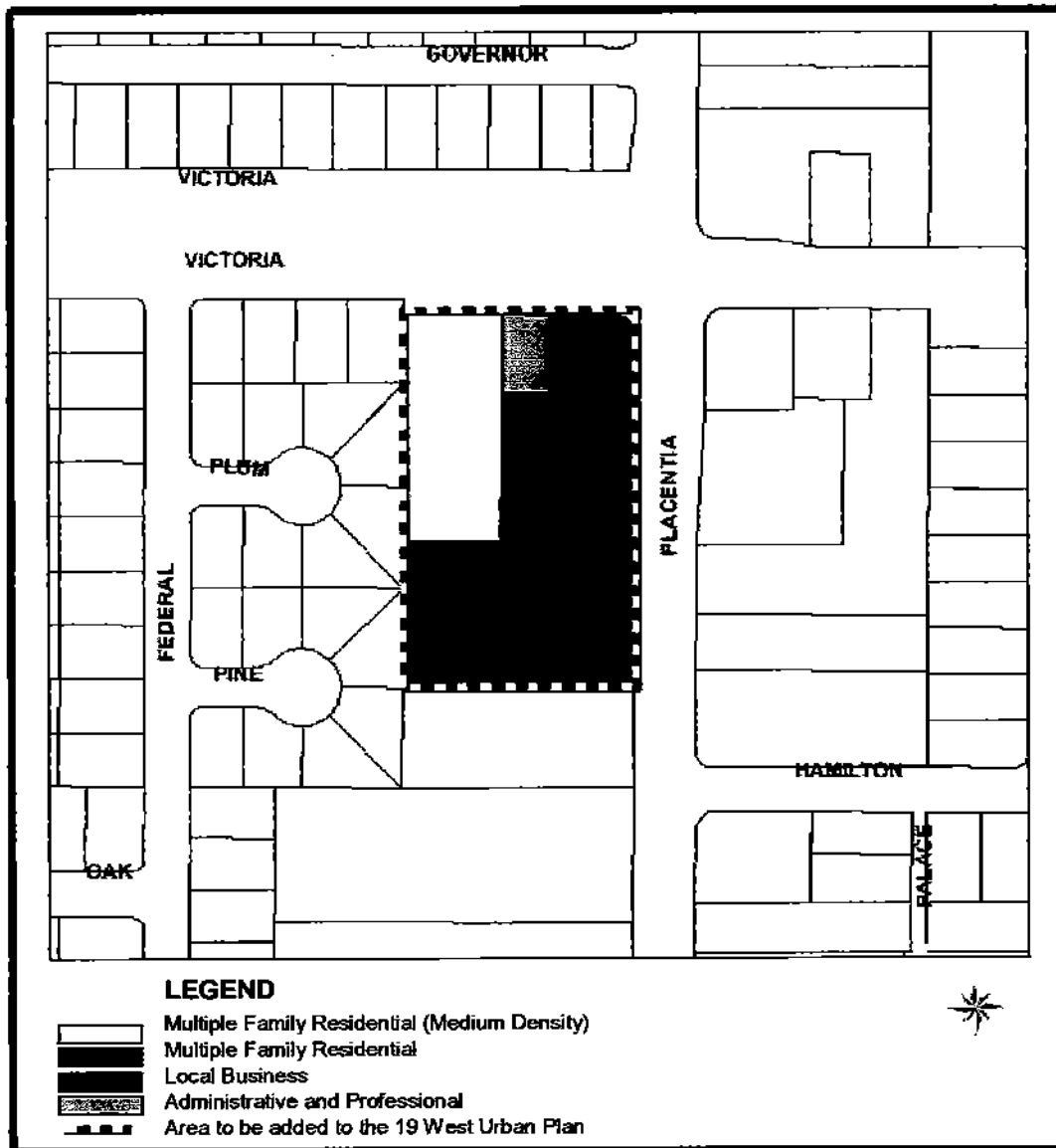
I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. \_\_ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the \_\_ day of \_\_\_\_\_, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_ day of \_\_\_\_\_, 2006.

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City Clerk, City of Costa Mesa

## EXHIBIT 'A1'



## EXHIBIT 'A2'

The following properties are hereby rezoned to be included in the  
19 West Urban Plan:

ZONING DISTRICT	PARCEL NUMBERS	ADDRESS
R2-MD (Multiple Family Residential – Medium Density) with a Mixed-Use Overlay	422-454-21	817 Victoria Street
R3 (Multiple Family Residential) with a Mixed-Use Overlay	422-454-27	2115 Placentia Avenue
C1 (Local Business) with a Mixed-Use Overlay	422-454-23, 422-454-24, 422-454-25, and 422-454-26	2145, 2139, 2131, and 2121 Placentia Avenue
AP (Administrative Professional) with a Mixed-Use Overlay	422-454-22	811 Victoria Street

# **EXHIBIT “B”**

**AMENDED PAGES TO THE 19 WEST URBAN PLAN**



# **CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,**

**PLEASE CONTACT THE CITY CLERK'S OFFICE AT**

**(714) 754-5121**